

2 July 2013		ITEM: 8
Children's Services Overview and Scrutiny Committee		
SCHOOL CAPITAL PROGRAMME		
Report of: Carmel Littleton, Director of Children's Services		
Wards and communities affected: ALL	Key Decision: Key	
Accountable Head of Service: N/A		
Accountable Director: Carmel Littleton, Director of Children's Services		
This report is Public		
<p>Purpose of Report: To provide Overview and Scrutiny with an update on progress of the remaining schemes within the current school capital programme.</p> <p>To provide Overview and Scrutiny with an update on the contract award for:</p> <ul style="list-style-type: none"> ▪ The Manor School scheme ▪ The programme/project management and a full multi-disciplinary team to take forward the proposed next school capital programme <p>To provide Overview and Scrutiny with an update on the provision of temporary accommodation to ensure sufficient pupil places for September 2013.</p> <p>To inform Overview and Scrutiny of schemes detailed within this report as presented to Cabinet at the meeting on 5th June 2013, within the affordability envelope of £18.4m to form the next school capital programme and to inform Overview and Scrutiny of the remaining schemes with a balance totalling £7.4 million to be undertaken when additional funding becomes available.</p> <p>To inform Overview and Scrutiny of the agreement by Cabinet to delegate authority to the Director of Children's Services, in consultation with the Portfolio Holder for Education, to make any changes to the schemes within the affordability envelope and scope of the school capital programme to deliver accommodation to provide sufficient pupil places for the start of both the 2013 and 2014 academic years.</p>		

EXECUTIVE SUMMARY

This report provides an update on Thurrock Council's current School Capital Programme, highlighting the considerable and continued progress that has been achieved since the last report to Cabinet in November 2012.

Overview and Scrutiny is also advised of recent contract awards and arrangements to ensure sufficient pupil places for September 2013.

Whilst a proposed future school capital programme has been identified from predicted increases in pupil numbers, the full detail of the schemes will be known following in-depth feasibility studies and statutory consultation.

As a result, in order to deliver to required timelines, approval was sought from Cabinet to delegate authority to the Director of Children's Services, in consultation with the Portfolio Holder for Education, to make any changes to the school capital programme within the affordability envelope to ensure the provision of sufficient pupil places for the start of both the 2013 and 2014 academic years.

1 RECOMMENDATIONS:

- 1.1 Overview and Scrutiny note the progress and current position with each of the schemes in Phase 2 (Appendix A), the 14-19 Partnership Grant and other capital schemes (Appendix B).**
- 1.1 Overview and Scrutiny note the contract award for the Manor School scheme.**
- 1.2 Overview and Scrutiny note the contract award for the programme/project management and a full multi-disciplinary team to take forward the proposed next school capital programme.**
- 1.3 Overview and Scrutiny note the temporary accommodation works that are planned in order to ensure sufficient pupil places for September 2013.**
- 1.4 Overview and Scrutiny note the proposed schemes within the affordability envelope of £18.4 million to form the next school capital programme and to agree remaining schemes with a balance totalling £7.4 million to be undertaken when additional funding is available (Appendix C).**
- 1.5 Overview and Scrutiny note Cabinet's agreement to delegate the authority to the Director of Children's Services, in consultation with the Portfolio Holder for Education, to make any changes to the schemes within the affordability envelope and scope of the school capital programme to deliver accommodation to provide sufficient pupil places for the start of both the 2013 and 2014 academic years.**

2. INTRODUCTION AND BACKGROUND:

Current School Capital Programme

- 2.1 The current School Capital Programme consists of nine projects in Thurrock primary schools, one project in a Thurrock special school, and five projects in Thurrock secondary schools.
- 2.2 This extensive programme is now reaching its conclusion, with only works at Grays School Media Arts College and Manor Primary in progress at the time of this report.
- 2.3 The current school capital programme has generated extremely positive feedback from schools, particularly in relation to the anticipated impact on learning through improvements to the built environment.
- 2.4 The scheme at Tudor Court Primary has been selected to feature in the 2013 SCALA (Society of Chief Architects of Local Authorities) Yearbook. This publication is SCALA's flagship journal and highlights a diverse range of quality works undertaken by local authorities.

Contract Awards

- 2.5 Since the last School Capital Programme report to Cabinet (November 2012), contracts have been awarded in respect of the Manor School scheme and the programme/project management and a full multi-disciplinary team to take forward the proposed new school capital programme.

Temporary Accommodation Works

- 2.6 In order to provide sufficient pupil places for the start of the September 2013 academic year, various works are planned at a number of schools within Thurrock in the coming months.

Future School Capital Programme

- 2.7 The local authority has a statutory responsibility to ensure that suitable and sufficient places are available in Thurrock for every child of school age whose parents wish them to have one.
- 2.8 In order to provide adequate provision, the local authority produced a Pupil Place Plan (2013-2017) showing how we expect school provision to change over the next five years. It gives information about the supply of school places, the number of pupils in maintained schools by the local authority and academies, and forecasts pupil numbers for the next five years.
- 2.9 The plan indicates that Reception Year intake in Thurrock is projected to increase over the next few years, as a result of the increased birth rate, inward migration and new housing developments.
- 2.10 In particular, 203 additional places will be required in the Chafford Hundred, Grays East, Grays West, Purfleet, Corringham & Stanford-Le-Hope and Ockendon from September 2014.

- 2.11 In order to meet demand for 2013, the local authority is creating temporary additional temporary places in five schools. However, where the demand is sustained, additional permanent places in permanent accommodation will be required.

CONTRACT AWARDS UPDATE

- 2.12 The following contracts have been awarded since the last report to Cabinet in November 2012.

The Manor School Scheme

- 2.13 The Council underwent a two-stage competitive tender process to procure and appoint a contractor to undertake building works at Manor School, following the traditional contracting route.
- 2.14 Four contractors were shortlisted and invited to tender on conclusion of the Pre-Qualification Questionnaire (PQQ) process, of which three submitted tender returns. All tender returns came in over the allocated budget for this project and all three were invited to interview, asking them to provide value engineering items.
- 2.15 Hutton Group submitted the most competitive tender, within the approved budget, and was appointed on the basis of a JCT Standard Building Contract.

The Programme/Project Management and a Full Multi-Disciplinary Team to Take Forward the Proposed Next School Capital Programme

- 2.16 Following a competitive tendering process, the contract award for the programme/project management and a full multi-disciplinary team of a proposed next school capital programme was issued to Faithful and Gould Limited on 2nd January 2013.
- 2.17 The contract was awarded via delegated authority approved by Cabinet at their meeting of 12 December 2012 to the Director of People Services, in consultation with the Portfolio Holder for Education and Children's Social Care.

PROVISION OF TEMPORARY ACCOMMODATION FOR SEPTEMBER 2013

- 2.18 As previously reported to Cabinet in November 2012, temporary additional reception classes would be needed in some areas for September 2013 in order to meet projected pupil demand. Accordingly, demountables will be located at the following schools:
- Quarry Hill Primary
 - West Thurrock Primary
 - Stifford Clays Primary

- 2.19 Additional places will also be provided by remodelling existing accommodation at Bonnygate Primary. Little Thurrock Primary is also able to accommodate 15 additional children without remodelling existing classrooms.

PROPOSED SCHEMES TO FORM THE NEXT SCHOOL CAPITAL PROGRAMME

- 2.20 Thurrock Council has a statutory duty, under the Education Act 2006, to ensure that suitable and sufficient places are available in Thurrock for every child of school age whose parents wish them to have one.
- 2.21 As a result of an extensive pupil place planning exercise, reported to Cabinet in November 2012, the council is able to forecast, as accurately as possible, the expected number of school places required in the medium and longer-term.
- 2.22 A number of options for increased accommodation, new build and/or expansion of existing sites, were proposed to Cabinet in order to ensure sufficient future pupil places from September 2014.
- 2.23 Since this update, more detailed feasibility work has been undertaken in consultation with key stakeholders, to test the viability of the options, their alignment with other strategic place objectives and taking into account the most appropriate methods of delivery and financing. The resulting proposed schemes are detailed within Appendix C, with the programme having a total value of approximately £25.74million.
- 2.24 Further to the options previously presented, additional schemes at Graham James Primary and Bonnygate Primary have now been identified and added to the proposed programme. The approximated values, detailed in Appendix C, include full construction and project costs, as well as nursery provision where required.
- 2.25 It is requested that Cabinet delegates authority to the Director of Children's Services, in consultation with the Portfolio Holder for Education, to make any changes to the schemes within the affordability envelope and scope of the school capital programme to deliver accommodation to provide sufficient pupil places for the start of both the 2013 and 2014 academic years.
- 2.26 Once the programme has been finalised, within the affordability envelope, full details of the schemes will be presented to Cabinet in the annual school capital update report in December 2013.
- 2.27 Due to the tight delivery timeframe, it is likely that agreed schemes will be phased over the coming years, to ensure sufficient accommodation is available from the start of the September 2014 academic year.

HOW THE PROPOSED SCHEMES WILL BE FUNDED

- 2.28 The estimated total cost of all the proposed schemes set out in Appendix C amount to £25.8 million. However, there is currently £18.4 million secured funding available. It is proposed to only proceed with schemes within the affordability envelope of £18.4 million to form the next schools capital programme. The remaining schemes amounting to £7.4 million will only be undertaken subject to additional funding becoming available through other sources. The sources that are being pursued are (1) Targeted Basic Need Programme – Targeted Basic Need Programme is a new initiative by the government to fund the provision of new, high quality school places in locations experiencing basic need pressures in order to prepare for further rises in pupil numbers. The Authority has applied for some funding to supplement the schools capital programme. There is no guarantee that additional funding will be granted. The outcome of the application will be known by the end of June 2013. (2) Prudential borrowing - The department will meet any cost of prudential borrowing through its revenue grant and future basic capital allocations from the government. Additional funding may also become available through programme underspends, other grants and development contributions.

3. ISSUES, OPTIONS AND ANALYSIS OF OPTIONS:

Proposed Future School Capital Programme

- 3.1 The paper presented to Cabinet in November 2012, permanent build options were identified as necessary in five planning areas. The areas were Grays North, Grays East, Grays West, Chafford Hundred and Purfleet.
- 3.2 Since then, projected pupil demand in two other areas, (South Ockendon and Stanford-Le-Hope), has also been identified. One school in each area will require expansion, in order to ensure that there are sufficient places to meet projected pupil demand.
- 3.3 If the local authority does not undertake the school expansions, the council will not be to fulfil its statutory responsibility to ensure that there are sufficient places available in Thurrock for every child of school age.
- 3.4 Detailed feasibility work is presently being undertaken to reflect the proposed build option at each school to accommodate the expansion in these schools or new build where appropriate.

4. REASONS FOR RECOMMENDATION:

Proposed Future School Capital Programme

- 4.1 To ensure that the local authority discharges its statutory duty, under the Education Act 2006, to ensure that suitable and sufficient places are available in Thurrock for every child of school age whose parents wish them to have one.
- 4.2 To ensure that the main contractors for the agreed schemes, to form the next school capital programme, are procured in accordance with the council's constitution.
- 4.3 To ensure that the agreed schemes within the next school capital programme are delivered for the start of the 2014 academic year.

5. CONSULTATION (including Overview and Scrutiny, if applicable)

- 5.1 The next school capital programme has been subject to extensive consultation with key stakeholders. The principle has been agreed with schools and the detailed build content is being agreed with the relevant schools. Consultation will continue with each school and key stakeholders, as each scheme develops within the programme.

6. IMPACT ON CORPORATE POLICIES, PRIORITIES, PERFORMANCE AND COMMUNITY IMPACT

- 6.1 The improvement in the educational facilities in Thurrock schools is part of the council's delivery of its Education Capital Strategy and supports the council's prioritisation of educational standards and pupil progress in the borough

7. IMPLICATIONS

7.1 Financial

Implications verified by: **Martin Hone**
Telephone and email: **01375 652412**
mhone@thurrock.gov.uk

The schemes in appendices A and B are already fully funded.

As regards the schemes set out in appendix C, the total of all of these proposals totals £25.8m. At present, the available funding from grant only

totals £18.4m, leaving a shortfall of £7.4m. The MTFs does not allow for any further borrowing to fund Capital investment. It is therefore proposed that Cabinet agree these schemes with the proviso that not all schemes can be commenced until additional sources of funding for the shortfall of £7.4m are identified.

7.2 Legal

Implications verified by: **Assaf Chaudry, Major Projects Solicitor**
Telephone and email: **01375 652201**
assaf.chaudry@bdtlegal.org.uk

Under the Education Act 2006 the Council has an obligation to ensure that suitable and sufficient places are available in Borough for every child of school age. It is imperative that the Council embarks upon the Capital Programme so that it will be able to comply with its statutory obligations here should be no other direct legal implications arising from this report.

7.3 Diversity and Equality

Implications verified by: **Samson DeAlyn**
Telephone and email: **01375652472**
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The next Thurrock Schools' Capital Programme will continue to commit to improving learning environments for young people, supporting improvements in standards and raising aspirations to give all children the best possible life chances.

7.4 Other implications (where significant) – i.e. Section 17, Risk Assessment, Health Impact Assessment, Sustainability, IT, Environmental

Tenders returned may exceed budget. If this happens, value engineering will be undertaken

All schemes include an assumption of 10% of total cost for provision of ICT.

BACKGROUND PAPERS USED IN PREPARING THIS REPORT (include their location and identify whether any are exempt or protected by copyright):

- Various Cabinet reports, relevant document held on file, feasibility studies and summary papers, all referenced within this document
- Cabinet Report 5 June 2013 – Procurement of Contractors and the Award of Contracts for Schemes Within the Next School Capital Programme

APPENDICES TO THIS REPORT:

- Appendix A – Phase 2 School Capital Schemes
- Appendix B – 14 to 19 Partnership Grant & Other Capital Projects
- Appendix C – Proposed Schemes to Form a New School Capital Programme

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APPENDIX A

Phase 2 School Capital Schemes

Aveley Primary School (Project Complete)

The works at this school have provided a new 4-classroom block, which brought the school up to the capacity required to meet the demand for pupil places in the area. It also provided a new MUGA (Multi Use Games' Area), an enlarged hard play space and new car park and access

The scheme was successfully completed in August 2012, ready for the start of the academic year in September 2012

Manor Primary School – (Project in Progress)

Following the appointment of the Hutton Group, the contractor took site possession of the Manor School works site on 18 February 2013 and has been liaising closely with the school on all logistical and operational matters, which could potentially impact on the operation of the school.

The demolition of the Nursery Wing is now complete and ground preparation works are ongoing in readiness for the provision of the ground bearing concrete slab. The contractor has placed orders for all work packages with long lead in times, such as the timber work package and the windows and doors.

The anticipated completion date for the final element is 30th August 2013. The landscaping works element may extend beyond that date; however that should not cause extensive disruption to the school, as those areas will be sectioned off and segregated from the “live” school grounds.

Chafford Hundred Nursery and Primary School (Project Complete)

Phase 1 of the project provided a new nursery block, with Phase 2 delivering a significant re-development of the existing school to increase capacity by seven classrooms to support the demand for additional pupil places in the area.

The scheme was successfully completed in August 2012 ready for the start of the academic year in September 2012

Tudor Court Primary School (Project Complete)

The project has provided a new nursery block and provided a significant re-development of the existing school to increase capacity by seven classrooms.

This has allowed for an expansion of the number on roll at the school, to support the demand for pupil places in the area.

The scheme was successfully completed in August 2012, ready for the start of the academic year in September 2012.

APPENDIX B

14 to 19 Partnership Grant & Other Capital Projects

Gable Hall School (Project Complete)

The project provided a purpose-built joint Skills/6th Form Centre. The accommodation hosts Construction, Motor Vehicle and Engineering workshops, as well as a café/central facility and post-16 teaching spaces

The scheme was successfully completed in November 2012

Treetops School (Project Complete)

The scheme provided central facilities to the new Treetops School and to the joint Treetops/Beacon Hill 6th Form on the Buxton Road site. The central facilities secured a new kitchen, dining, changing and plant room facilities

The provision of the respite/day care facilities were successfully completed at the end of October 2011

The full scheme was successfully completed in June 2012, ready for the start of the academic year in September 2012

Treetops School – Car Park (Project Complete)

In addition to the main school building, the project team designed and constructed a new dedicated car park.

As the result of a careful value engineering exercise and a contribution from the school, the scheme was approved through the urgency process. Following contract award, works commenced on site in October 2012.

The new car park was successfully handed over to the school on 15 April 2013 and the final account is currently being agreed

The Grays School Media Arts College (Project in Progress)

In September 2011, Cabinet agreed to allocate £1.3m of Targeted Capital Funding to the development of a new purpose-built Skills Centre facility at the Grays School, as part of the collaborative 14-19 provision across the borough. In order to deliver the full scope of works, a £300k increase has recently been applied, resulting in a revised budget of £1.6m

In summary, the project will provide workshop facilities for a range of diploma courses for pupils in the West and North West of the borough

An enabling works package to support the main scheme was successfully completed for the start of the academic year in September 2012

The main scheme contract award was approved by Cabinet in December 2012 and construction works started on site in January 2013.

In addition to the above, a recent inspection by the Fire Officer has identified an existing occupancy and means of escape problem within one of the blocks. To overcome this, options were developed and further works have been added to the main contract.

Works are progressing well, although a budget overspend is currently being predicted due to the additional works added to the scheme to address existing fire evacuation problems, however all parties are working towards eliminating this deficit.

The scheme is scheduled to be completed for the start of the September 2013 academic year.

Ormiston Park Academy (Project in Progress) – Other Capital Projects

Cabinet previously approved the allocation of £1.5million of educational capital grant funding, as a contribution towards the development of a specialist resource base for pupils with behaviour, social and/or emotional difficulties (BESD), co-located on the site of the Ormiston Park Academy (OPA).

The scheme is progressing, with an estimated completion date of 30th September 2013.

APPENDIX C

Proposed Schemes to Form a New School Capital Programme

Approximated costs provided below include all construction and project costs, as well as nursery provision where required

Bonnygate Primary School, South Ockendon

Bonnygate Primary has been highlighted as a school to be expanded from a 1FE to a 2FE, allowing for 420 pupils and staff.

The proposed works comprise of reinstating the school back to a 2FE, complete with all accommodation requirements to meet current standards for a 2FE primary school.

Initial budget costs for the scheme are in the region of £1.8m

The scheme will aim to be completed by August 2014, with required accommodation ready for the start of the academic year in September 2014.

Graham James Primary School, Stanford Le Hope

Graham James Primary has been highlighted as a school to be expanded from 1FE (form of entry) to 2FE, allowing for 420 pupils and staff.

The proposed works comprise of reinstating the school back to a 2FE, complete with all accommodation requirements to meet current standards for a 2FE primary school.

There would also be a new nursery provision, created in the form of a nursery class at the school.

Initial budget costs for the scheme are in the region of £3.36m

The scheme will aim to be completed by August 2014, with required accommodation ready for the start of the academic year in September 2014.

Little Thurrock Primary School, Little Thurrock

Little Thurrock Primary has been highlighted as a school to be expanded from a 2.5FE to 3FE, allowing for 630 pupils and staff.

The proposed works comprise of extending the school from a 2.5FE, complete with all accommodation requirements to meet current standards for a 3FE primary school.

There would also be a new nursery provision created, in the form of a nursery class at the school.

Initial budget costs for the scheme are in the region of £2.68m

The scheme will aim to be completed by August 2014, with required accommodation ready for the start of the academic year in September 2014.

Purfleet Primary School, Purfleet

Purfleet Primary has been highlighted as a school to be expanded from a 2FE to a 3FE, allowing for 630 pupils and staff.

The proposed works comprise of extending the school from a 2FE, complete with all accommodation requirements to meet current standards for a 3FE primary school.

Initial budget costs for the scheme are in the region of £5.11m

The scheme will aim to be completed by August 2014, with required accommodation ready for the start of the academic year in September 2014.

Quarry Hill Primary School, Grays

Quarry Hill Primary has been required to accept additional pupils and this has created a bulge in class numbers.

The school requires 4 new classbases to cope with this expansion and increase the school's capacity to meet these requirements.

Initial budget costs for the scheme are in the region of £1.48m

The scheme will aim to be completed by August 2014, with required accommodation ready for the start of the academic year in September 2014.

New Build School, Grays West

A new 3FE primary school is required in Grays West.

This build will need to have the capacity to be extended to a 4FE at a later date. The school will need to allow for 630 pupils and staff and include for all accommodation requirements in order to meet the current standards of a 3FE primary school.

There would also be a new nursery provision created, in the form of a nursery class at the school.

Initial budget costs for the scheme are in the region of £11.3m.

The scheme should have a phased completion, with phase one being ready for the start of the academic year in September 2014.